150.0	0002	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,900 / 636,900
					USE VALUE:	636,900 / 636,900
					ASSESSED:	636,900 / 636,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STODDARD MARGARET	
Owner 2:	TRS/MARGARET STODDARD TRUST	
Owner 3:		
Street 1:	4 FOUNTAIN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	STODDARD MARGARET -
Owner 2:	-
Street 1:	4 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	187,500		449,400	636,900
Total Card	0.108	187,500		449,400	636,900
Total Parcel	0.108	187,500		449,400	636,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 796.13 | /Parcel: 796.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98815

GIS Ref

GIS Ref

Insp Date 04/14/18

!11717!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	187,500	0	4,725.	449,400	636,900		Year end	12/23/2021
2021	101	FV	181,200	0	4,725.	449,400	630,600		Year End Roll	12/10/2020
2020	101	FV	181,200	0	4,725.	449,400	630,600	630,600	Year End Roll	12/18/2019
2019	101	FV	170,800	0	4,725.	421,300	592,100	592,100	Year End Roll	1/3/2019
2018	101	FV	170,800	0	4,725.	348,300	519,100	519,100	Year End Roll	12/20/2017
2017	101	FV	170,800	0	4,725.	320,200	491,000	491,000	Year End Roll	1/3/2017
2016	101	FV	170,800	0	4,725.	292,100	462,900	462,900	Year End	1/4/2016
2015	101	FV	160,100	0	4,725.	286,500	446,600	446,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11717

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STODDARD MARGAR	50396-279		11/28/2007	Family	1	No	No		
STODDARD MARGAR	31946-461		10/23/2000	Family	99	No	No		
FLANAGAN AMELIA	24262-330		2/14/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2009	91	Siding	17,648					
5/29/2002	387	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/4/2008	Meas/Inspect	345	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/30/21	12:59:06

LAST REV

Date	Time
05/09/18	13:27:46

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,400	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99643499
Adj $ / SQ:	147.971
Other Features:	60582
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254724
Depreciation:	67247
Depreciated Total:	187477

COMMENTS

ATTIC FAIR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

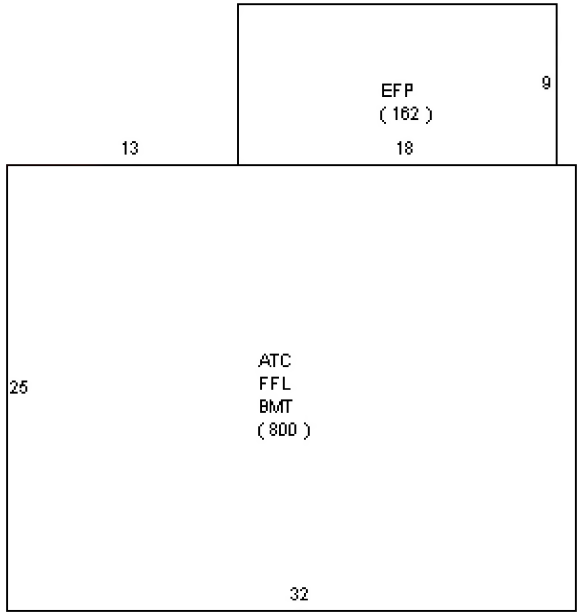
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.97
Special Features:	0	Val/Su Net:	91.82
Final Total:	187500	Val/Su SzAd	173.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	44.390	35,513
FFL	First Floor	800	147.970	118,376
ATC	Attic	280	118.380	33,145
EFP	Enclos Porch	162	43.870	7,108
	Net Sketched Area:	2,042	Total:	194,142
Size Ad	1080	Gross Area	2562	FinArea 800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	LFT	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

150.0-0002-0010.A

IMAGE

AssessPro Patriot Properties, Inc

More: N | Total Yard Items: | Total Special Featues: | Total: